

## NEGATIVE DECLARATION

<b>PROJECT NAME:</b>	2013-2020 Housing Element Update
<b>PROJECT LOCATION:</b>	City of Chula Vista
<b>ASSESSORS PARCEL NO:</b>	City-wide
<b>PROJECT APPLICANT:</b>	City of Chula Vista
<b>CASE NO:</b>	IS 12-006
<b>DATE:</b>	December 11, 2012

### Project Background

State law requires a Housing Element as a mandatory component of a jurisdiction's General Plan, and requires that these elements be revised every 5 years. Periodic updates of the Housing Element ensure that local policies and programs are responsive to changing conditions and future housing needs. Housing Element Law requires the City to analyze resources available and to quantify projected housing needs by income category. The City must demonstrate that there is available land with the appropriate densities to allow the development of affordable housing to occur, and that it has programs in place or it will develop programs that will mitigate any regulatory measures serving as a constraint to the development of affordable housing.

#### A. Project Description

Pursuant to State Law, the City of Chula Vista has prepared an update to the 2013-2020 Housing Element. The draft 2013-2020 Housing Element addresses the needs of all income levels. It contains an analysis and update of housing and population data based on the most current conditions and sources of information. The revisions incorporate current population and housing projections based upon SANDAG's Regional Housing Needs Assessment (RHNA) prepared in October 2011 for the period of January 1, 2010 to December 31, 2020, and the City's 2011 GMOC Growth Forecast. In accordance with State Housing Law, the draft 2013-2020 Housing Element contains the following:

5. The formulation of goals and policies the City will implement to address a number of important housing related issues.

The draft Housing Element calls for the continuation of existing policies and programs to enable the City to meet future housing demands and its affordable housing obligation during the 2013-2020 Housing Element cycle.

C. Compatibility with Zoning and Plans

The 2013-2020 Housing Element consists of a detailed analysis of Chula Vista's demographic, economic and housing characteristics, as well as a seven year housing strategy to address the housing needs of the community. The Housing Element calls out goals, policies, and objectives relative to meeting the housing needs of the community. The goals the Housing Element is to encourage the maintenance and enhancement of housing and neighborhoods, the funding of housing related services, as well as the support of housing opportunities that meet the City's diverse housing needs.

The 2013-2020 Housing Element does not propose any changes to land uses or densities within Chula Vista, nor does it call out or approve any specific development projects. Adoption of the Housing Element Update will not result in any inconsistencies with the City of Chula Vista Zoning Ordinance. The Housing Element is consistent with, and will be a part of, the adopted City of Chula Vista General Plan 2005 Update. The adoption of the 2013-2020 Housing Element will not result in any physical changes to the environment. Future discretionary governmental approval of site specific housing projects will require review in accordance with the California Environmental Quality Act (CEQA), and if applicable the National Environmental Policy Act (NEPA).

D. Identification of Environmental Effects

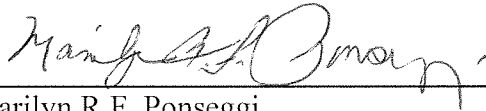
An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist form) determined that the proposed project will not have a significant environmental effect, and the preparation of an Environmental Impact Report will not be required. This Negative Declaration has been prepared in accordance with Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines.

1. Individuals and Organizations

Chula Vista General Plan Update (December 2005)  
Title 19, Chula Vista Municipal Code  
City's Growth Management Plan 2012  
SANDAG's Regional Housing Needs Assessment (RHNA)

3. Initial Study

This environmental determination is based on the attached Initial Study, any comments received on the Initial Study and any comments received during the public review period for this Negative Declaration. The report reflects the independent judgement of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910.



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Date: December 11, 2013